

NEW HORIZON SBUDIVISION, REPLAT 2

College Road Townhomes

PR Development Plan

Letter of Intent

HGM# 105017

August 2017

Within the proposed 37 lot New Horizon Subdivision, Replat 2 a townhome development is proposed. Immanuel Senior Living is proposed for Lots 1 through 4 inclusive. Townhouse duplexes are proposed for lots 5 through 36 inclusive.

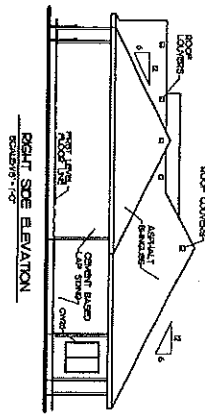
The townhouse lots within this development plan are will be served by a new 930 feet street bisecting the townhouses. The proposed street, labeled as Street A, will extend from College Road to the southeast and terminate with a 45-foot radius cul-de-sac. Pavement will be centered in a proposed 50-foot wide right-of-way which will subsequently be dedicated to the City of Council Bluffs. Pavement will be 25 feet-wide (curb-to-curb) and constructed as shown on the typical section (sheet A.01 of the Townhomes Development Plan).

The townhouse development will be served by a proposed 8" sanitary sewer main running beneath the proposed pavement. Service connections will be made as part of this project and will be extended from the proposed sewer to the proposed right-of-way line. A system of storm sewer pipes and intakes will also be constructed to convey storm water runoff to the proposed detention system within the subdivision. The townhouse development will also be served by an extension of water main from College Road as determined by the Council Bluffs Water Works.

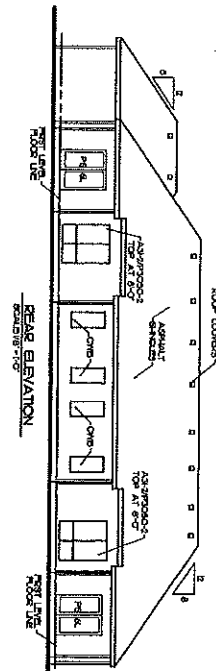
Installation of street lights, electric and gas services, and communication utilities are also planned for the subdivision. Driveways and sidewalks will be constructed as individual lots are developed.

See the stand alone Geotechnical report and Drainage study submitted as part of this package.

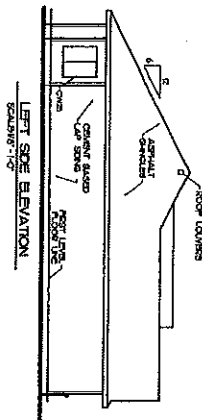
This letter was authored by John Jorgensen, PE, HGM Associates Inc.



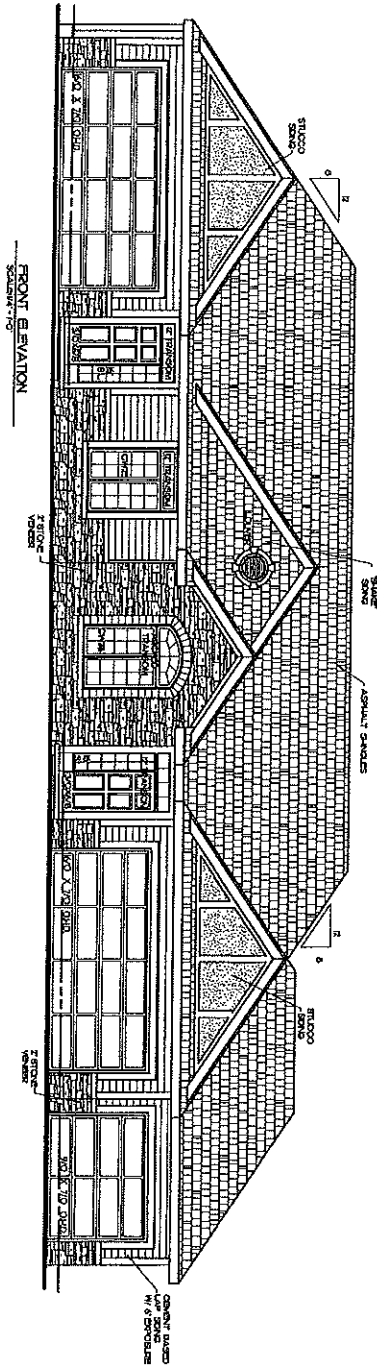
RIGHT SIDE ELEVATION
Scale: 1/8" = 1'-0"



REAR ELEVATION
Scale: 1/8" = 1'-0"



LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"



FRONT ELEVATION
Scale: 1/8" = 1'-0"

100

100

TRK
Associates

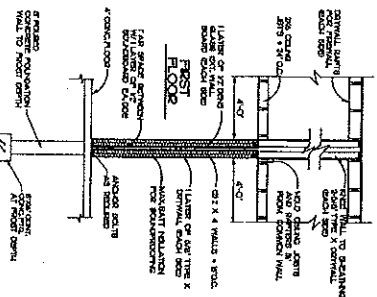
Residential Design Services
407-597-0000

MC CARTHY DUPLEX (SLAB)

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COMMON WALL SECTION

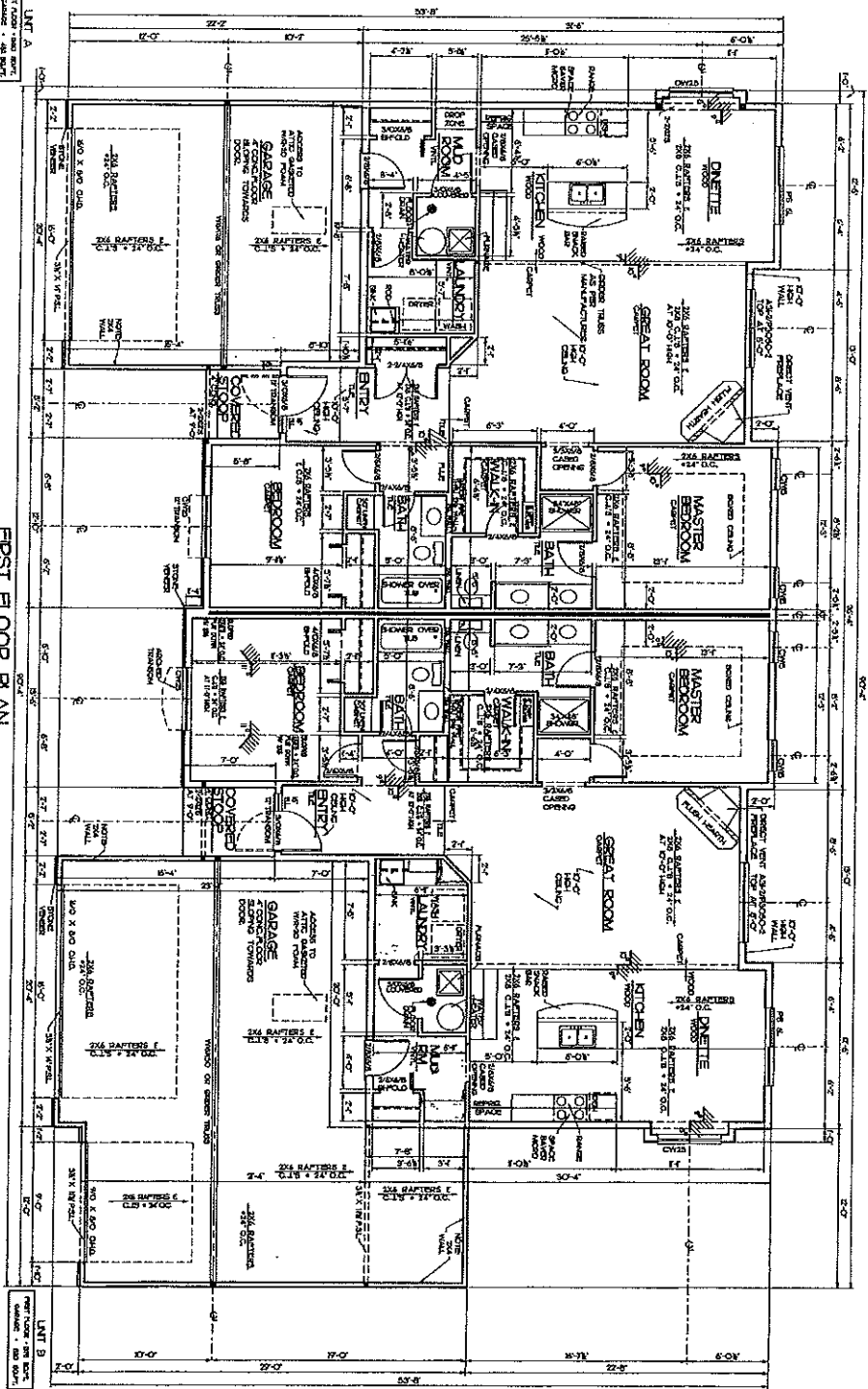
SCALE: 3/8" = 1'-0"



LINT. A
WEST ELEVATION - SEE PLAN
SCALE: 3/8" = 1'-0"

FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"



LINT. B
EAST ELEVATION - SEE PLAN
SCALE: 3/8" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH FLOOR IS 1/2" THICK CONCRETE OVER 2" THICK POLYSTYRENE INSULATION.
3. FINISH CEILING IS 5/8" THICK GYPSUM BOARD OVER 2" THICK POLYSTYRENE INSULATION.
4. FINISH WALLS ARE 1/2" THICK CONCRETE OVER 2" THICK POLYSTYRENE INSULATION.
5. FINISH ROOF IS 2" THICK POLYSTYRENE INSULATION OVER 1/2" THICK GYPSUM BOARD.
6. FINISH EXTERIOR WALLS ARE 1/2" THICK CONCRETE OVER 2" THICK POLYSTYRENE INSULATION.
7. FINISH INTERIOR WALLS ARE 1/2" THICK CONCRETE OVER 2" THICK POLYSTYRENE INSULATION.
8. FINISH FLOORS ARE 1/2" THICK CONCRETE OVER 2" THICK POLYSTYRENE INSULATION.
9. FINISH CEILING IS 5/8" THICK GYPSUM BOARD OVER 2" THICK POLYSTYRENE INSULATION.
10. FINISH ROOF IS 2" THICK POLYSTYRENE INSULATION OVER 1/2" THICK GYPSUM BOARD.

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